

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Tirupati Urban Development Authority, Tirupati – Change of land use from Special Development Zone and Agriculture Use to Residential use in Sy.No.127, 131 to 141, 142/2, 146, 147 and 149 of Gajulamandyam (V), Renigunta (M), Chittoor District to an extent of 25.96 acres – Draft Variation – Confirmed – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No. 357

Dated : 24.07.2013.

Read the following:-

1. G.O.Ms.No.148 M.A. & U.D Department, dt.21.03.2005.
2. G.O.Ms.No.149 M.A. & U.D Department, dt.21.03.2005.
3. Representation received from Smt. P. Sulekamma, W/o. Sri P. Hari Raj, Tiruchanoor, Tirupati dt.27.03.2012.
4. Govt. Lr.No.8378/H2/2012, dt.16.04.2012.
5. From the VC, TUDA Lr.Roc.No.1776/G1/2012, dt.21.06.2012.
6. Govt. Lr.No.8378/H2/2012, dt.20.07.2012.
7. From the VC, TUDA Lr.Roc.No.1776/G1/2012, dt.24.01.2013.
8. Govt. Lr.No.8378/H2/2012, dt.03.05.2013.
9. From the VC, TUDA Lr.Roc.No.1776/G1/2012, dt.29.05.2013.
10. Govt. Memo.No.11411/I2/2011, dt.30.06.2012.
11. Govt.Memo.No.8378/H2/2012, dt.21.06.2013.
12. From the VC, TUDA Lr.Roc.No.1776/G1/2012, dt.19.07.2013.
13. A.P. Gazette No.438, Part-I, Extraordinary, dt.27.06.2013.

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ORDER:-

The draft variation to the land use envisaged in the Zonal Development Plan for Tirupati and its vicinity area issued in the Government Memo 11th read above was published in the Extraordinary issue of A.P. Gazette No.438, Part-I, dated 27.06.2013. No objections and suggestions have been received from the public within the stipulated period. In the reference 9th read above, the Vice Chairman, Tirupati Urban Development Authority has reported that the applicant has paid an amount of ` 10,50,000/- and Rs.900/- towards institution use and ` 15,76,300/- towards land conversion charges. In the reference 12^h read above, the Vice Chairman, Tirupati Urban Development Authority has also reported that a Press Notification has been issued in the Daily Editions of Andhra Jyothi and Deccan Chronicle dt.27.06.2013 calling objections and no objections have been received within the stipulated and also reported that the applicant has paid an amount of ` 71,577/- towards publication charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S. K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT.

To

The Commissioner of Printing, Hyderabad.

The Vice Chairman, Tirupati Urban Development Authority, Tirupati.

The Commissioner, Tirupati Municipal Corporation, Tirupati.

Copy to:

The applicant through Vice Chairman, Tirupati Urban Development Authority, Tirupati.

The District Collector, Chittoor District, Chittoor.

The Private Secretary to M (MA&UD).

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with rule 13 of

Urban Development Authority, Tirupati Rules, 1983, the Government hereby makes the following variation to the Zonal Development Plan for Tirupati and its vicinity area, the same having been previously published in the Extraordinary issue of A.P. Gazette No.438, Part-I, dated 27.06.2013 as required by sub-section (3) of the said section.

VARIATION

The site "ABCDE-A" in Sy.No.127, 131 to 141, 142/2, 146, 147 and 149 of Gajulamandyam (V), Renigunta (M), Chittoor District to an extent of 25.96 acres, boundaries of which are given in the schedule below, is presently earmarked for Special Development Zone and Agriculture Use in the Zonal Development Plan for Tirupati and its vicinity area which was sanctioned in G.O.Ms.No.148, MA, Department, dt.21.3.2005 is now designated as Residential Use, as the proposed site is surrounded by approved Layout LP No.34/G1/2011, there are Engineering College and Medical College located within a radius of 2.0 Km. and the District Collector, Chittoor has stated that the lands are "PATTA" lands and no Government lands are involved and as the Executive Engineer, Irrigation Department has stated that the bed levels of the land under reference is above Maximum Flood Level of Swarnamukhi River and issued No Objection Certificate, which is shown in modification to Master Plan No.02/2013 which is available in the office of the Tirupati Urban Development Authority, Tirupati, **subject to the following conditions: namely:-**

1. The applicant has to provide 100 feet clearance way from the Railway Boundary in the site under reference.
2. The applicant has to hand over the road widening portion and 80 feet proposed Master Plan Road portion on free of cost to the concerned authority through Registered Gift Deed.
3. The applicant shall submit proposals for the site under reference for obtaining permission from the competent authority before taking up any development.
4. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by Vice-Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES OF AREA:

"ABCDE-A"

- North : Existing wide Cart Track.
- South : Vacant lands in Sy.Nos.163/1B, 1A, 160/1, 159/1, 2, 155/1, 154, 151/2 and 150/1 of Gajulamandyam (V).
- East : Vacant lands in Sy.Nos.126, 128/3 of Gajulamandyam (V).
- West : Vacant lands in Sy.No.149 of Gajulamandyam (V) and Sy.No.394 of Surappakasam (V).

S. K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER.